

WE DELIVER RESULTS

STATEMENT OF INFORMATION

34A HILL STREET, DAYLESFORD, VIC 3460

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34A HILL STREET, DAYLESFORD, VIC



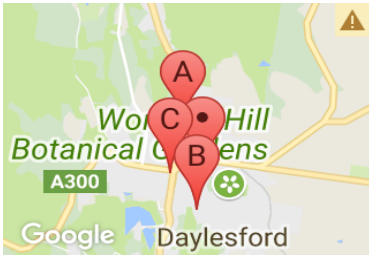
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$340,000 to \$360,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

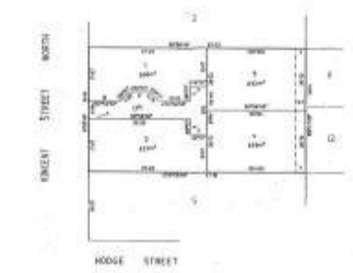
Suburb Median Sale Price (Other)

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



34 VINCENT ST, DAYLESFORD, VIC 3460



Sale Price

\$550,000

Sale Date: 05/04/2017

Distance from Property: 720m



50 STANBRIDGE ST, DAYLESFORD, VIC 3460



Sale Price

Price Withheld

Sale Date: 06/04/2017

Distance from Property: 551m



34 VINCENT ST, DAYLESFORD, VIC 3460



Sale Price

Price Withheld

Sale Date: 25/04/2017

Distance from Property: 414m



This report has been compiled on 01/09/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34A HILL STREET, DAYLESFORD, VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$340,000 to \$360,000

Median sale price

Median price

House

Unit

Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 VINCENT ST, DAYLESFORD, VIC 3460	\$550,000	05/04/2017
50 STANBRIDGE ST, DAYLESFORD, VIC 3460	Price Withheld	06/04/2017
34 VINCENT ST, DAYLESFORD, VIC 3460	Price Withheld	25/04/2017